

Summerlin Square CPD Administrative Amendment Request Statement

An Administrative Amendment is sought for Summerlin Square CPD to divide the approved building into two buildings and to revise buffers and open space per the Mixed Use Overlay. Included with the submittal is a strike-through and underlined version of Resolution Z-12-009 outlining changes. A courtesy word document is included for your use.

The proposed request is to allow two buildings instead of one, with no increase to the approved total building square footage. As shown on the enclosed Master Concept Plan (MCP), Building 1 has 13,335 sf and Building 2 has 7,000 sf. The two proposed buildings will total 20,335 sf combined, the same amount of square footage currently approved for the single building. The division of the building will have no adverse impacts to public health, safety, and welfare.

The other request is to amend the MCP to allow the buffer and open space requirements permitted in the Mixed Use Overlay. The entirety of the subject property lies within the Mixed Use Overlay designation which permits five-foot wide buffers along rights-of-way and no required buffers along property lines abutting commercial development. In addition, the Mixed Use Overlay permits small developments to provide a minimum of ten percent open space. The enclosed MCP has been revised to reflect the Mixed Use Overlay buffers and open space requests. The associated Land Development Code sections allowing these changes are also noted on the MCP.

The requested amendment does not increase height, density or intensity. It also does not alter utilization of public resources and infrastructure. The proposed changes to the subject property's buffers and open space are permitted within the Mixed Use Overlay pursuant to Section 10-425 of the LDC. Approval of the requested amendment will not adversely impact surrounding land uses and will be consistent with all other Lee Plan and land development regulations, including the requirements of LDC Section 34-174(j) regarding zoning approval for an administrative amendment to a planned development.